



**CITY OF NORTH LAS VEGAS
PLANNING COMMISSION
REGULAR MEETING
SUMMARY MINUTES**

November 8, 2023
5:30 p.m., Council Chambers,
2250 Las Vegas Boulevard North,
North Las Vegas, Nevada 89030

Website - <http://www.cityofnorthlasvegas.com>

CALL TO ORDER

Chairman Calhoun called the meeting into order at 5:30 P.M.

WELCOME

Chairman Calhoun welcome all who were attending the meeting.

VERIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Chief Deputy City Clerk confirmed compliance with Open Meeting Law.

ROLL CALL

COMMISSIONERS PRESENT

Chairman Calhoun
Vice Chairman Greer
Commissioner Guymon
Commissioner Riley
Commissioner Villeda
Commissioner Warner
Commissioner Zeiler

STAFF PRESENT

Assistant City Attorney Claudia Aguayo
Director of Land Development & Community Services Alfredo Melesio
Planning and Zoning Manager Robert Eastman
Chief Deputy City Clerk Cherry Lawson

PLEDGE OF ALLEGIANCE

Led by **Commissioner Zeiler**

PUBLIC FORUM

Commissioner Calhoun opened the meeting to receive public comments. No comments were offered.

AGENDA

1. Planning Commission Regular Meeting Agenda of November 8, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Vice Chairman Greer moved to approve the agenda as published.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

CONSENT AGENDA

2. Planning Commission Regular Meeting Minutes of October 11, 2023. (For Possible Action; Recommendation – Approve)

MOTION: *Commissioner Warner moved to approve the agenda as published.*

ACTION: **APPROVED**

AYES: 7

NAYS: 0

ABSTAIN: 0

BUSINESS

3. **FDP-10-2023 DORRELL AND COMMERCE.** Applicant: Greystone of Nevada: A Final Development Plan in a PUD/PID (Planned Unit Development / Planned Infill Development District) to develop a 30-lot single family residential subdivision with an existing multi-tower telecommunication facility. Location: Northwest corner of Commerce Street and Dorrell Lane. (APNs 124-22-101-014 and 124-22-101-015) Ward 4. (For Possible Action)

Planning and Zoning Manager Robert Eastman provided a brief overview of the item stating This is located at the northwest corner of Commerce Street and Derail Lane. Previously, the Commission had heard this item before when they came in and amended their PUD to RE to change the design from a duplex development to a single family detached product; that was approved last month. Before you is the Final Development Plan to ensure that the development that is in compliance with the conditions of approval for their for their planned unit development. That was approved last month. In reviewing it, the development is relatively small, and is four and one-half acres.

Their density is slightly over six at 6.7 dwelling units to the acre. They do meet all their open space requirements. They are providing as much buffering as they are able from the multiple towers. The telecommunication facility has been built, and has been in existence at this location for a while. The homes will wrap around the towers in this development. The cell towers are off to the side, and the open space surrounds that will help to buffer the homes. Then the rest would be the 30 individual lots.

They are using the exact same map that was approved originally with the duplexes. So their lot sizes remain the same. It does meet all the criteria that was requested with the PUD. The City is in support and are recommending approval subject to the conditions listed.

Stephanie Allen of Kaempfer Crowell, 1980 Festival Plaza Dr., Las Vegas, NV on behalf of the applicant stated that the Commission reviewed this plan a month ago, and had approved it. This is the Final Development Plan complying with all of the conditions of approval. Just to refresh your recollection on where it is with the property on the overhead is located at Commerce and Prosper High School. As **Mr. Eastman** mentioned, it has already been mapped and approved for 30 lot development as detached homes with two different open space areas. The corner will be walled off and landscaped on the development.

Commissioner Zeiler complimented **Ms. Allen** and the applicant on the project as it provides open space with a walking path, as there was an eye for safety in that corridor that backed those four properties.

MOTION: *Vice Chairman Greer moved to approve FDP-10-2023 DORRELL AND COMMERCE staff's Conditions.*

ACTION: APPROVED

AYES: 7

NAYS: 0

ABSTAIN: 0

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all applicable conditions of approval for amended ZN-24-21 (Ordinance No. 3194).
3. As part of the proposed development perimeter wall the cell tower site shall be provided with a decorative block wall between the cell site and the proposed open spaces area.
4. To help mitigate the impact of the exiting cell towers to the proposed residential development, the applicant shall provide buffering area adjacent to the open space that will be a minimum of 20 feet of landscaping and will be incorporated into the park area. The 20 foot landscaping buffer area within the park to the north and to the west of the cell site should contain trees planted 10 feet on center with shrubs that provide an 50% ground coverage within two (2) years of planting.
5. The HOA shall be responsible for the maintenance of common areas, perimeter landscaping and the perimeter walls including the telecommunication site.
6. The pathway shall be a five (5) foot wide concrete pathway and not a four (4) foot wide compacted DG pathway.
7. The three (3) lots abutting the narrow portion of the pathway (Lots 22, 23 and 24) shall have a partial view fence for the safety of the residence.
8. The open space areas shall contain at a minimum the listed amenities per park:
 - a. Four (4) benches; two (2) in common lot "E" and two (2) in common lot "G".
 - b. Open play turf area.
 - c. Shade Structure
 - d. Picnic table, dog stations, and trash receptacles.

4. **FDP-09-2023 1615 PECOS REMODEL.** Applicant: Manuel Navar. Request: A Final Development Plan in a PUD (Planned Unit Development District) to develop a vehicle, boat and RV service facility. Location: Northwest corner of Pecos Road and Owens Avenue. (APN 139-24-813-060) Ward 1. (For Possible Action)

Mr. Eastman provided an overview of this item stating this is located at the northwest corner of Pecos Road and Owens Avenue. This is also the amended PUD you saw last month. The applicant is taking what is currently an existing multi-bay carwash and is converting it into an auto service facility that would have six bays. This is predominantly for window tinting, and some quick service. The applicant, in their letter of intent have indicated that they will not store any vehicles overnight, and that it is just for a day use. The proposed development is in the more mature part of town. This pod is an older pod and this is this application is only for a portion of that.

The applicant has indicated that they are going to do some other some small esthetic upgrades to bring the site and the building closer into compliance with the commercial design standards. They are also going to add some additional landscaping on the site to help provide some buffering from the neighboring properties that previously did not exist. In general, we feel that the proposed and final plan does conform to the original PUD. It will bring the site more in compliance with the commercial design standards and we are recommending approval subject to the conditions listed.

Pierre Ramos, 5140 Evelyn Street, and Manuel Navar (applicant), 1615 Pecos, Las Vegas, NV stated that they agree with everything that has been said, and agree to abide by all conditions. They thanked the Commission and staff for the opportunity to do this business in the community.

MOTION: *Commissioner Villeda moved to approve FDP-09-2023 1615 PECOS REMODEL with staff's Conditions.*

ACTION: **APPROVED**
AYES: 7
NAYS: 0
ABSTAIN: 0

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. This development shall comply with both Ordinance No. 1603 and the conditions of approval for (ZN-08-02) and Ordinance No. 3183 and the conditions of approval for (ZN-04-2023).

3. The applicant shall verify the need for the Public Utility Easement (PUE) on the south end of the property with the Utilities Department. If the PUE is not needed it shall be vacated prior to final inspection of the development.
4. Submit a landscape plan with the building permit, including new trees, shrubs and ground cover along Pecos Road, Owens Avenue and Webb Avenue to meet the code requirements. Where all exposed ground areas that are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped. The required landscaping shall provide a minimum ground coverage of fifty (50) percent, excluding trees, within two years of planting. This plan shall include an irrigation plan.
5. The existing 72 square foot pole sign that is 20 feet in height constructed for the carwash sign shall be removed or brought into code compliance with an approved building permit.
6. The applicant shall install one (1) bicycle parking facility Per Title 17.24.040.G.

Public Works:

7. Comply with the conditions of approval for ZN-04-2023.
8. Commercial driveways are to be upgraded to be in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1 and 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
9. The property owner is required to grant a roadway easement for commercial driveway(s).

5. **ZOA-02-2023 TINY HOMES (Public Hearing).** Applicant: City of North Las Vegas. Request: To add Tiny Home provisions to Title 17 (Zoning Ordinance) and providing for other matters properly related thereto. CITYWIDE. (For Possible Action)

Mr. Eastman provided an overview of this item stating this is to help bring the city into compliance with changes in Nevada revised statutes, the Legislature enacted in 2021, and the requirement is that the city add a tiny homes and tiny home parks into the zoning ordinance. By the end of the year for adoption and enactment by January 1st.

Before the Commission, is required by the city to create legislation or regulation regarding tiny homes as accessory dwelling units, tiny homes. They need to allow tiny homes within a zoning district and tiny home parks in a zoning district. The city already had in the regulations to allow accessory dwelling units on any lot within the R1 or the ranch states.

Open Land Ranch states limited the larger lots, but any that is a 6000 square foot lot could get an accessory dwelling unit or could request an accessory dwelling unit. The city have added tiny homes to those as well. So, they could also be considered as the accessory dwelling unit in as within those larger lots. Also, the city added regulations regarding individual tiny homes or tiny home parks within in a pod, a Planned Unit Development. We have a minimum size of five acres.

We took that approach because of the smallest of pod can be is five acres per our code; as that is just in keeping with Title 17. We also added some minimum lot sizes and some other design statistics to ensure that the tiny house park would be in keeping and would provide be a quality living environment for the residents of that tiny home park.

The minimum lot size is only 2000ft²; however, we do have open space requirement; as we would in a small lot development within North Las Vegas. We have requirements for covered parking, as we would with in an apartment complex, proper streets, amenities and parking for the residents and their guests.

Our request is that you approve and forward this to City Council with a recommendation for approval.

[5:45 P.M.] **Chairman Calhoun** opened the public hearing for public testimony.

[5:45 P.M.] **Chairman Calhoun** closed the public hearing for public testimony. No testimony was provided.

MOTION: *Commissioner Guymon moved to approve ZOA-02-2023 TINY HOMES with staff's recommendations; Forward to City Council for Final Consideration.*

ACTION: **APPROVED**
AYES: 7
NAYS: 0
ABSTAIN: 0

STAFF ITEMS

Director of Land Development & Community Services Alfredo Melesio did not have a report to offer; however, wished everyone well during the upcoming holiday season.

COMMISSION ITEMS

Commissioner Riley stated that he wanted to ask if there's been any discussion with Clark County on the expansion of the 215 Beltway between North, North Los and to the 95 going west. Currently, the Beltway is two lanes wide along the aforementioned stretch, there appears to be room for two more lanes and a shoulder on the left side of both Beltway directions currently going east and west. He think would allow for better flow of traffic as of late, traffic backups are becoming more common during peak travel times.

I expect that traffic is likely to worsen in the future, with the many residential and commercial projects this body has passed on to City Council along the Beltway. That is and unless the Beltway is expanded. Additionally, I'd offer that the current and future projects will add to additional traffic. Right now, the Department of Veterans Affairs has 3,000 current employees. They see about 7,000 veterans per day.

There is a plan to build 17 more buildings on that property over the next several years. On the northeast side of the Beltway, at 215 North Pecos, we have the UNLV extension across the street on the west side of the VA. We have the Helios project that is upcoming. New commercial development in the future. That's going to go along Tule Springs on North River in 215. He lives in that area, and see it. The traffic become worse. So I was just wondering if that has been discussed with Clark County.

Mr. Melesio stated we can get you get some of those questions answered for you in the future.

PUBLIC FORUM

Chairman Calhoun opened the meeting to receive public comment. No comment was offered.

ADJOURNMENT

Chairman Calhoun adjourned the meeting. Meeting was adjourned at 5:53 PM.

CERTIFICATION

I certify that the foregoing are true and correct minutes of the City of North Las Vegas Planning Commission Regular Meeting held on November 8, 2023. I further certify that a quorum was present.

Jackie Rodgers, City Clerk